

GLOSSARY OF TERMS USED

These definitions are taken from the “Town of Greece Zoning Ordinance”. Specific questions relating to locating fences can be answered at the Building Department counter. Please bring a copy of your map.

Corner Lot: The rear yard shall extend from the corner yard to the side lot line.

Side Yard: The space between the side of a building and a side lot line, extending from the front yard to the rear yard.

Closed Construction Fence: If the component materials comprise more than 50 percent of the area of any and all portions of the fence.

Open Construction: If the component materials comprise 50 percent or less of any and all portions of the fence.

Front Yard: The space between the front lot line, extending the entire width of the lot on which said building is located. For “waterfront lots”, the front yard shall be space between the dwelling unit and the shoreline.

Rear Yard: The space between the rear of the building and the rear lot line. In the case of an interior lot, the rear yard shall extend the entire width of said lot.

Fence Height: Except for fences which are located on decks or above-ground pools, the height of a fence shall be measured from the top of said lot. 6 foot fences shall be permitted in rear yards only. 4 foot open construction fences are allowed in front yards.

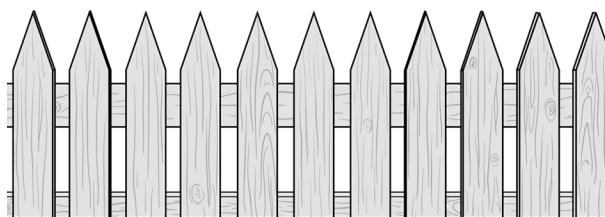
Through Lot: A lot which has frontage on two parallel or generally parallel streets.

Waterfront Lot: A lot which adjoins Lake Ontario, Braddock Bay, Cranberry Pond, Long Pond, Round Pond and Salmon Creek.

Street: A public highway or a private road, driveway or easement which provides vehicular access for 3 or more lots.

Farm: A lot or any combination of contiguous lots either owned or leased which comprises not less than 10 acres in area and which is principally used for agricultural purposes, including but limited to horticulture; plant nurseries; apiaries; fish hatcheries; animal or poultry husbandry; dairying; pasturing; and the customary accessory structures necessary for the storage or sale of the agricultural goods produced on said lot. This definition shall not include stables, as defined by the Zoning Ordinance, or stockyards or commercial feedlots.

Stable: (Private) A stable which is an accessory use for the family which resides on the premises and on/ at where horses, ponies or similar types of animals, regardless of size, breed or species, are kept or fed for remuneration, hire or sale.



**Smoke & Carbon Monoxide
detectors shall be installed in
every dwelling as required by
New York State Law.**



Town of Greece Technical Services

William D. Reilich, Supervisor



RESIDENTIAL FENCES

A building permit is required for the following:

- All fences
- Replacement fences
- Walls serving as a fence

Minor or small repairs may be made to an existing fence with the similar materials to recreate the original condition without a permit **if:**

- The current fence complies in all respects with current regulations
- The current fence was originally constructed with a valid building permit

Town of Greece
One Vince Tofany Blvd
Greece, NY 14612

Phone: 585-723-2443
Fax: 585-723-2457

PERMITS

To obtain a permit for the construction or erection of a fence you must provide the following information with a completed permit application form, available at the Building Department.

1. *Tape Location or Instrument Survey Map:*

Copies of this map are often included with the papers received at a closing or at the office of the mortgage holder. Frequently, a copy may be found on file with the Town Building Department. Please call ahead to determine availability.

2. *Cost of Construction (Value):*

This must be reported to the Building Department on the application for the building permit. The value of construction is defined as: "The cost of the improvement, including the value of donated or own material or labor. For contractor performed work, it is the total contract cost."

3. *Contractors as Applicants (Requirements):*
(With Homeowners Authorization)

The contractor will provide original certification of Workman's Compensation and Liability Insurance coverage, naming the Town of Greece as the certificate holder. For self-employed contractors, a waiver of Workman's Compensation may be submitted (CE-200).

4. *Permit Fees:*

Permit fees vary from year to year. They are user fees that offset the cost of permitting, inspection, and records maintenance. The State of New York requires records for this type of permit and inspections must be performed. The Town of Greece must maintain these records and keep them on file for seven years after the demolition of the fence.

To obtain a permit for an existing fence:

It is not always possible for the Town to issue a permit for an existing fence installation. Often, existing fences that were installed without a permit do not conform to the Building Code or Zoning Ordinance and must be removed, modified or a variance required.

INSPECTIONS

Inspections are required for all fences. Call the inspection line at 723-1923 to schedule a final inspection once the work is completed.



FENCE ACTING AS POOL BARRIER

With the exception of above-ground pools with restricted access and have at least 48 inches between the pool decking or adjoining grade and the pool top, all swimming pools shall have a barrier as set forth below:

1. The barrier shall be at least 4 feet in height and a maximum clearance to grade of 2 inches.



2. Horizontal openings between pickets, on picket type barriers, shall not exceed 4 inches.
3. Where a chain link barrier is provided, the openings between links shall not exceed 2 ¼ inches
4. Horizontal members less than 45 inches require a max spacing of 1 ¾ inches.
5. Railings and barriers shall be sufficient to resist loads, as defined by the "Residential Code of New York"
6. All gates shall be self-closing. In addition, if the gate is a pedestrian access gate, the gate shall open outward, away from the pool.
7. All gates shall be self-latching, with the latch handle located within the enclosure (i.e., on the pool side of the barrier) and at least 40 inches above grade. In addition, if the latch handle is located less than 54 inches from the bottom of the gate, the latch handle shall be located at least 3 inches below the top of the gate, and neither the gate nor the barrier shall have any opening greater than 0.5 inches within 18 inches of the latch handle

Pool alarms are required for all pools installed.

The wall of a dwelling is permitted to serve as a barrier if:

A swinging door and/or a sliding door in the wall shall be self-closing and self-latching or equipped with an alarm that meets the following standard provided in UL2017

